

## WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of June 9, 2020

The regular meeting of the Warner Robins Planning and Zoning Commission was held on June 9, 2020, at 5:30 PM at City Hall. Those members present were Jeffrey Rowland, Arthur Head, Joyce Phillips, Eric Blazi and Steve Miner. Sherri Windham, Josh Buchanan, and Darin Curtis were also present.

Mr. Rowland opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Rowland explained that due to regulations, all approved requests for home occupation licenses, rezonings, annexations, and special exceptions with the Planning and Zoning Commission would next be forwarded to Mayor and Council for final approval. Mr. Rowland asked Ms. Windham to provide any staff remarks for petitions being heard.

Mr. Rowland asked for a motion to approve the minutes from the Planning and Zoning meeting held on May 21, 2020. Mrs. Phillips made the motion to approve the minutes and Mr. Blazi seconded the motion. The motion carried unanimously.

Mr. Rowland then called the first item on the agenda.

1. Ian Kristopher Heydt – 114 Forest Hill Drive – requests permission to operate a handyman business as a home occupation. Ian Heydt was present. Mr. Heydt stated that he had recently moved and is requesting permission to operate from his new address. Mr. Heydt stated that he would be performing basic repairs and painting for his clients. No one was present in opposition.

The motion was made by Mr. Miner and seconded by Mrs. Phillips to recommend approval of the request. The motion carried unanimously.

2. Zachary Fulton Boggs – 800 Leisure Lake Drive, Apt. 4C – requests permission to operate a cleaning service business as a home occupation. Zachary Boggs was not present.

The motion was made by Mr. Head and seconded by Mr. Blazi to table the request. The motion carried unanimously.

3. Dana Hubbard – 907 Corder Road, Apt. F1 – requests permission to operate a home care business as a home occupation. Dana Hubbard was present. Ms. Hubbard stated that she would assist elderly patients with housekeeping, cooking, and cleaning. No one was present in opposition.

The motion was made by Mr. Miner and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

4. PRELIMINARY – Thomas Estates – Jerrod Lee was present to represent Falcon Design. Mr. Lee stated that the property had been recently rezoned for this use and that his client was now ready to begin development. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Blazi to approve the request. The motion carried unanimously.

5. REZONING – JTS Realty Investments, Inc. requests rezoning of property totaling 0.15 acres, located at Hwy 96, adjacent to and West of the Castlegate Commons Access Road, from the zoning of R-4[Multi Family Residential] to the zoning of C-2[General Commercial] Scott Free was present to represent JTS Realty Investments, Inc. Mr. Rowland opened the public hearing. Mr. Free stated that this

property was left over from a previous arrangement that his client made with the adjacent apartment complex, and that they now wish to use it in combination with the recently rezoned parcel, adjacent to the West, in order to facilitate the construction of a medical facility. No one was present in opposition. Mr. Rowland closed the public hearing and called for a motion.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

6. VARIANCE – Netsoft Properties requests the following variances on Blocks P & W, of the Beau Claire Subdivision:
- a 15’ minimum lot width variance on all lots less than 60’ wide
  - a 15’ side setback variance (on all corner lots)
  - a minimum lot area variance on all lots less than 7,500sqft

Tom Brighman was present to represent Netsoft Properties. Mr. Brightman stated that he was advised by his realtor that the housing market called for more single family homes, so he decided to pursue the development of single family homes in a subdivision that was previously designed to accommodate townhomes and has been largely undeveloped for years. For this reason, Mr. Brightman stated he has chosen to request variances to allow for the construction of his design. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to approve the request. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 5:45p.m.